

About the Small Cities Program

The Small Cities program promotes economic development, housing rehabilitation, community revitalization and public facility projects designed to benefit people of low- and moderate-income. The program also addresses emerging local needs for which no other funding sources are available.

In fact, the program is so focused on the needs of low- and moderate-income families, that not less than 70 percent of Small Cities' funds are used for activities that benefit these groups specifically.

Who is Eligible to Apply?

Any municipality or county that does not participate in an "urban county" CDBG program or that does not receive CDBG "entitlement" funding may apply to the Small Cities Program. Each year, applications and instructions are distributed to all eligible units of government.

Greetings from Governor McGreevey & Commissioner Levin

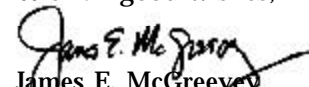
Every town or neighborhood, like the people who live there, has its own set of unique needs. The Small Cities Community Development Block Grants (CDBG) Program provides the funds to address those specific needs.

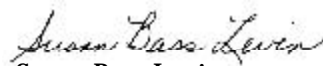
The Small Cities program provides federal funds to the Department of Community Affairs (DCA) for distribution to eligible counties and municipalities. These funds are reserved for the development of viable communities through housing, better living environments and expansion of economic opportunities for low- and moderate-income households – things we are dedicated to ensuring that all New Jersey residents have.

In 2001 alone, more than \$10 million of Small Cities' funds were allocated to 34 eligible municipalities and two counties for public facilities, housing rehabilitation, economic development and emergency housing repair projects.

Every city, large or small, has particular needs. Through the Small Cities Community Development Block Grants Program, DCA is addressing those needs because we are committed to making a difference in New Jersey's families and residents' quality of life.

With all good wishes,


James E. McGreevey
Governor


Susan Bass Levin
Commissioner



The Division of Housing and Community Resources provides financial and technical assistance to community-based nonprofit and local government agencies in an effort to improve the quality of life for New Jersey's low-income, disabled and disadvantaged citizens.



James E. McGreevey
Governor



Susan Bass Levin
Commissioner

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Small Cities Community Development Block Grant Program



James E. McGreevey
Governor



Susan Bass Levin
Commissioner

Bringing Small Cities to Life

Small Cities Projects Must Meet at Least One of the Program’s National Objectives:

- Benefit people of low- and moderate-income
- Prevent or eliminate slums or blighted communities
- Correct an emergency situation

The Small Cities Program Consists of Five Funds:

1 Public Facilities

This fund provides assistance to local government for acquisition, construction, reconstruction or installation of public works and facilities that serve low- and moderate-income housing, as well as housing for senior citizens and the handicapped.

2 Housing Rehabilitation

Approximately half of Small Cities’ funds are designated for the rehabilitation of owner-occupied housing for low- and moderate-income households.

3 Employment Development

This fund provides assistance to projects that will generate new employment opportunities for people of low- and moderate-income. These projects can include infrastructure improvements or extensions that support private investment in new production facilities and/or equipment, as well as loans to for-profit enterprises.

4 Emergency Housing Repair

This fund has been established to correct emergency conditions in owner-occupied housing where the owner is income-eligible and unable to obtain assistance from any other public or private source.

5 Innovative Development

This fund provides assistance for activities that meet one of the three national objectives, but do not qualify for consideration under any of the other Small Cities Funds.

Recently, the Small Cities Program joined other public and private partners to rescue the historic Congress Hall Hotel from Preservation New Jersey’s list of most endangered historic buildings. The Hotel was constructed in 1879 and is a designated National Historic Landmark within Cape May City. The renovated hotel includes 104 guestrooms, two restaurants, conference facilities and approximately 7,700 square feet of retail space. Approximately 160 new jobs will be created within the first two years of operation.

What Types of Activities Are Eligible for Small Cities Funds?

- Requisition of real property that is blighted, appropriate for rehabilitation, preservation as a historic site, or other public purposes
- Acquisition, construction, reconstruction or installation of public facilities and site improvements
- Removal of architectural barriers that affect elderly and handicapped accessibility
- Development of a comprehensive community-wide, energy-use strategy
- Assistance to private, for-profit entities that will use the funds to complete an economic development project
- Clearance, demolition, removal and rehabilitation of buildings
- Provision of public services where local government has failed
- Assistance to nonprofit organizations serving non-entitlement areas, local development corporations or entities
- Activities to develop a comprehensive community development plan and a management capacity to effectively administer the programs
- Code enforcement in deteriorated or deteriorating areas
- Relocation payments for displaced individuals, families, businesses, and organizations

How Are Grants Selected?

DCA is responsible for developing the Consolidated Plan, which combines all of the planning and application requirements of the U.S. Department of Housing and Urban Development’s Community Development Block Grant, Emergency Shelter Grant (ESG), HOME Investment Partnership (HOME) and the Housing Opportunities for People with AIDS (HOPWA) programs into a single application. Public Facilities and Housing Rehabilitation applications are evaluated according to specific criteria described in the Consolidated Plan and in the application instructions. Applications for these two funds are competitively reviewed, and awards are granted based on the established criteria and additional considerations applied by DCA.

Applications for other Small Cities funds are evaluated as they are received each year. Proposals are approved on a case-by-case basis and to the degree that funds are available.